S-3 IN OR 795/573
SUB OF SEC 30 PB 1/5

WALDRIP TIMOTHY C & LESIA G
1973 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0043-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

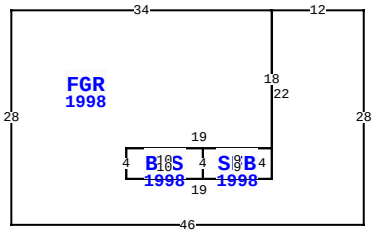
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2019.00	

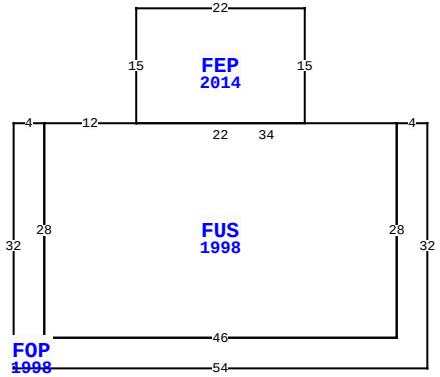
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	40	100	1998	40	4,718
FEP	330	80	2014	264	31,140
FGR	1,212	55	1998	667	78,676
FOP	440	30	1998	132	15,570
FUS	1,288	100	1998	1,288	151,925
SFB	36	80	1998	29	3,421
TOTALS	3,346			2,420	285,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,420	135.5850	135.58	328,104	1998	1998	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 1999 Heated Area: 1357 HX Base Yr 1999





1973 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		285,450
TOTAL MARKET OB/XF VALUE		57,536
TOTAL LAND VALUE - MARKET		179,200
TOTAL MARKET VALUE		522,186
SOH/AGL Deduction		202,578
ASSESSED VALUE		319,608
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,886
TOTAL JUST VALUE		522,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21070	ADDITION	19,206	02/01/2008
B9704556	NEW CONSTR	101,500	01/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0795/0573	6/03/1997	QC	Q	V	06	100

GRANTOR: FREEMAN LONNIE M & LI
GRANTEE: WALDRIP TIMOTHY C &

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1998] W9 BAS=[YR=1998] W10 S4 E10 N4 $ S4 E9 N4 $ FGR=[YR=1998] N18 W34 S28 E46 N28 W12 S22 W19 N4 E19 $ PTR= E30 FOP=[YR=1998] E4 FUS=[YR=1998] E12 FEP=[YR=2014] N15 E22 S15 W22 $ E34 S28 W46 N28 $ S28 E46 N28 E4 S32 W54 N32 $ W30 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1241	WD DECK G	0	100	16	15	240.00	UT	15.53	15.53	100	1998	1998	3	25	932	
2	1241	WD DECK G	0	100	16	15	240.00	UT	15.53	15.53	100	1998	1998	3	25	932	
3	0810	CONCRETE A	0	100	4	6	24.00	SF	6.50	6.50	100	1998	1998	3	73	114	
4	1241	WD DECK G	0	100	7	5	35.00	UT	15.53	15.53	100	1998	1998	3	25	136	
5	1241	WD DECK G	0	100	0	0	43.00	UT	12.65	12.65	100	1998	1998	3	25	136	
6	1241	WD DECK G	0	100	10	6	60.00	UT	11.50	11.50	100	1998	1998	3	25	173	
7	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1998	1998	3	73	43	
8	0855	CONC PAVER	0	100	0	0	1,525.00	SF	10.00	10.00	100	2005	2005	3	84	12,810	
9	0861	POOL GUNIT	0	100	0	0	408.00	SF	85.00	85.00	100	2005	2005	3	36	12,485	
10	0810	CONCRETE A	0	100	25	5	125.00	SF	6.50	6.50	100	2005	2005	3	84	683	

TOTAL OB/XF 28,444

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		RSF-2	0.00	0.00	1.28	AC		1.00	1.00	1.00	140,000.00	140,000.00	179,200							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 1.28 Total Land Value: 179,200 Market: 0 Agricultural: 0 Common: 179,200 PRINTED 07/30/2025 BY SYS

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GRANTEE: WALDRIP TIMOTHY C &

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0810	CONCRETE A	0	100	0	0	1,845.00	SF	6.50	6.50	100	2005	2005	3	84	10,074	
12	0300	BOAT DCK W	0	100	4	188	752.00	SF	30.00	30.00	100	2005	2005	3	36	8,122	
13	0300	BOAT DCK W	0	100	10	20	200.00	SF	30.00	30.00	100	2005	2005	3	36	2,160	
14	0300	BOAT DCK W	0	100	0	0	264.00	SF	40.00	40.00	100	2009	2009	3	52	5,491	
15	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2009	2009	3	52	3,245	

LAND DESCRIPTION

TOTAL OB/XF 29,092

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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